



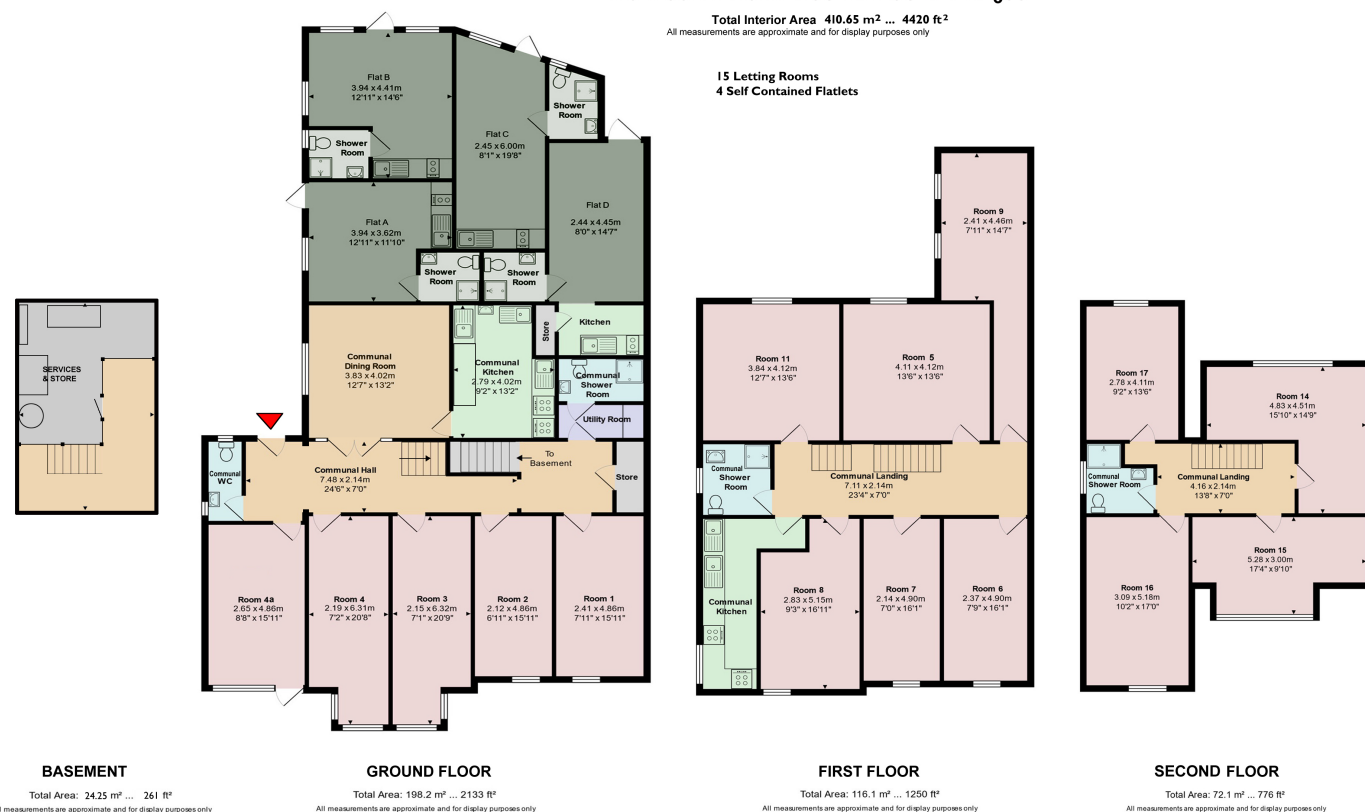
LINKHOMES
ESTATE AGENTS

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SEAFORTH
12 CRESCENT ROAD BOURNEMOUTH BH2 5SS

Total Interior Area 410.65 m² ... 4420 ft²
All measurements are approximate and for display purposes only

15 Letting Rooms
4 Self Contained Flatlets



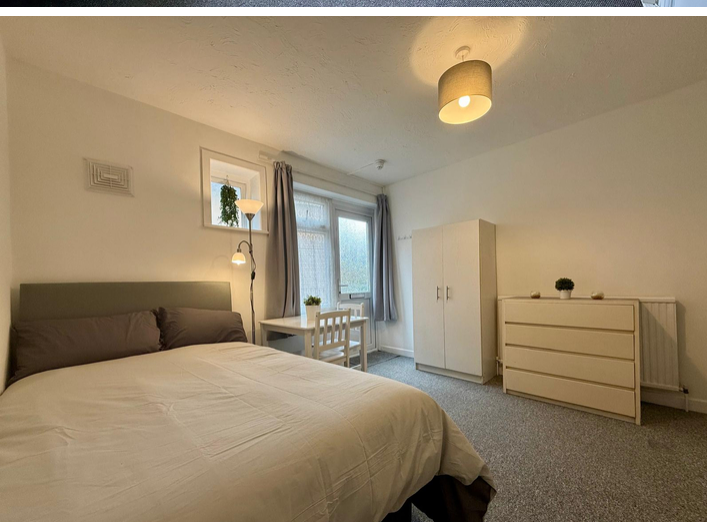
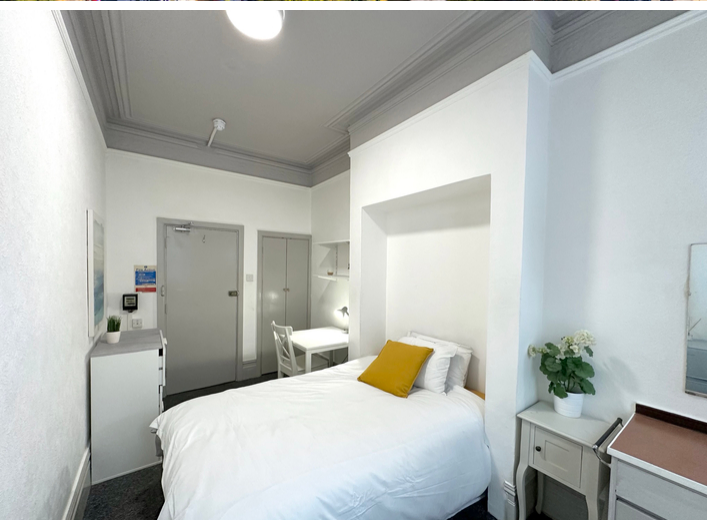
12 Crescent Road, Bournemouth, Dorset, BH2 5SS
Guide Price £1,250,000

** FULLY-LICENSED NINETEEN BEDROOM HMO, SUCCESSFULLY MANAGED BY THE SAME AGENT FOR OVER TWENTY YEARS ** SPV SHARE TRANSFER OPTION MEANING POTENTIAL STAMP DUTY SAVINGS ** INVESTMENT OPPORTUNITY ** TOWN CENTRE LOCATION ** ANNUAL TURNOVER IN EXCESS OF £105,000 GROSS ** Link Homes Estate Agents are delighted to offer to the market this 19 bedroom Semi-detached HMO investment situated in the heart of Bournemouth Town Centre. The property benefits from 15 HMO letting rooms and 4 self contained flatlets, communal kitchen's on the ground and first floor, communal dining room, three communal shower rooms, a separate W/C and a utility room. All four flatlets have their own private entrance, en-suite's and a kitchen. There is also 12 parking spaces on site.

Crescent Road is located in the heart of Bournemouth Town Centre just over a mile away from Bournemouth's Blue Flag sandy beaches. Bournemouth Square is just moments away and offers independent local bars and cafes, Bobby's Department Store, Tesco Express, Zara, Bournemouth International Centre, Primark and the BH2 Complex including many popular restaurants and activities. Bournemouth University Campus is a approximately 10 minute drive away. Bournemouth Train Station and Bus Station are within walking distance from the property with direct links into Southampton and London Waterloo.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Crescent Road

Property Information

Nineteen letting units consisting of fifteen HMO letting rooms and four flatlets.

The Main building includes Fifteen bedrooms, two communal kitchen's, a utility room, three shower rooms, a W/C and a dining room.

Basement with secure storage.

Four adjoining self contained flatlets include their own entrances, en-suites and kitchen.

Character property of approximately 4,420 SQFT set over four floors.

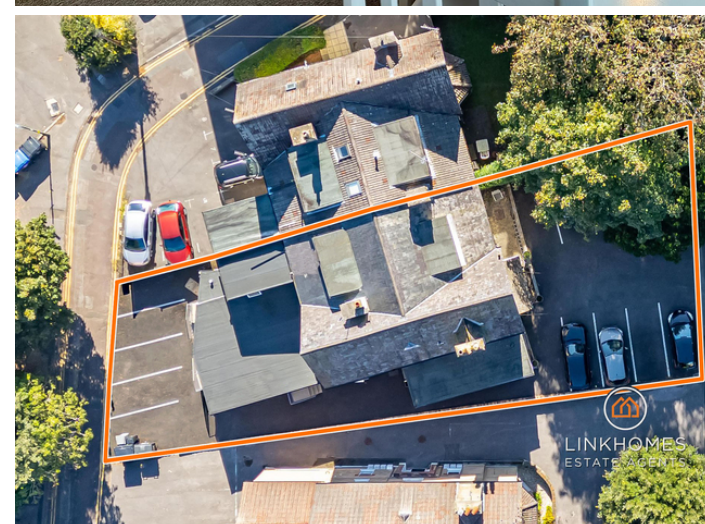
Individual bayed parking for 12 vehicles in two car parks that generates extra income.

Sold as fully furnished with AST residents in situ.

Established HMO for well over 20 years continually fully managed by the same agent.

Occupancy generally remains at 100%.

Reason for the sale - current owner is retiring.



Useful Information

Tenure: Freehold

Managing Company: Scott Ford Management LTD

Existing licence held with the managing agent (expires January 2028)

Fire Alarm System Installed 25/08/2023.

EICR valid until 2029.

Heating is currently included in monthly rent.

EPC Rating: E

Council Tax Band: F - Approximately £3,257.14 per annum.

Agents Notes

Stamp Duty

First Time Buyer: £68,750

Moving Home: £68,750

Additional Property: £131,250